| 145.0 | 0004 | 0020.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 824,600 / 824,600 |
| | | | | | USE VALUE: | 824,600 / 824,600 |
| | | | | | ASSESSED: | 824,600 / 824,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 170 | | NEWPORT ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | DELMOLINO ADAM J /LIFE ESTATE | |
| Owner 2: | SCATTERDAY TRACY M /LIFE ESTAT | |
| Owner 3: | | |
| Street 1: | 170 NEWPORT ST | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA Cntry: | Own Occ: Y |
| Postal: | 02476 | Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | DELMOLINO ADAM J - |
| Owner 2: | SCATTERDAY TRACY N - |
| Street 1: | 170 NEWPORT STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 5,550 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 1572 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5550.000 | 355,400 | | 469,200 | 824,600 |
| Total Card | 0.127 | 355,400 | | 469,200 | 824,600 |
| Total Parcel | 0.127 | 355,400 | | 469,200 | 824,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 524.55 | /Parcel: 524.5

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 95177 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 01/13/18 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 145.0-0004-0020.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 355,400 | 0 | 5,550. | 469,200 | 824,600 | 824,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 286,400 | 0 | 5,550. | 439,900 | 726,300 | 726,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 304,200 | 0 | 5,550. | 363,600 | 667,800 | 667,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 302,400 | 0 | 5,550. | 334,300 | 636,700 | 636,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 302,400 | 0 | 5,550. | 305,000 | 607,400 | 607,400 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 279,500 | 0 | 5,550. | 299,100 | 578,600 | 578,600 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 279,500 | 0 | 5,550. | 278,000 | 557,500 | 557,500 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 279,500 | 0 | 5,550. | 264,500 | 544,000 | 544,000 | | 12/13/2012 |

!11346!

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 01:31:41 |

**LAST REV**

| Date | Time |
|---|---|
| 03/26/18 | 14:07:56 |
| apro | |
| 11346 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 95177 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| DELMOLINO ADAM | 70098-323 | | 10/19/2017 | Convenience | 1 | No | No | | |
| MELO ANTONIO P/ | 51486-413 | | 7/25/2008 | | 578,000 | No | No | | |
| GHAEMI NASSIR S | 45145-169 | | 5/9/2005 | | 567,000 | No | No | | |
| GHAEMI NASSIR S | 38063-387 | | 2/24/2003 | Family | 1 | No | No | | |
| CARASITTI ROBER | 33347-211 | | 7/30/2001 | | 480,000 | No | No | | |
| CARASITTI BARBA | 26339-140 | | 5/23/1996 | | 120,000 | No | No | | A |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 3/30/2016 | 357 | Redo Bat | 22,170 | | | | | remod 2 baths |
| 9/8/2006 | 758 | Wood Dec | 1,000 | | | | | |
| 6/1/2002 | 403 | Redo Kit | 25,000 | O | | G4 | GR FY04 | |
| 5/21/2002 | 442 | Alterati | 1,000 | C | | | | WIDEN WALL OPENING |
| 10/19/1998 | 736 | Dormers | 20,680 | | | | | SHED DORMER |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 1/13/2018 | Inspected | BS | Barbara S |
| 12/16/2017 | MEAS&NOTICE | HS | Hanne S |
| 11/11/2008 | Meas/Inspect | 189 | PATRIOT |
| 10/30/2005 | MLS | HC | Helen Chinal |
| 11/15/2001 | MLS | MM | Mary M |
| 1/22/2000 | Inspected | 263 | PATRIOT |
| 12/7/1999 | Mailer Sent | | |
| 11/16/1999 | Measured | 263 | PATRIOT |
| 6/28/1999 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5550 | | Sq. Ft. | Site | | 0 | 80. | 1.06 | 9 | | | | | | | | | 469,201 | | | | | | 469,200 | |

| Total AC/HA: | 0.12741 | Total SF/SM: | 5550 | Parcel LUC: | 101 | One Family | Prime NB Desc: | Brackett | Total: | 469,201 | Spl Credit | | Total: | 469,200 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1955 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G18 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 105.00 |
| Size Adj.: | 1.31793892 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 138.370 |
| Other Features: | 78302 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 372488 |
| Depreciation: | 17134 |
| Depreciated Total: | 355354 |

## COMMENTS

BSMT SINK.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 0 | BRs: | 0 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | 2002 |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| | 7 | 3 | |
| Totals | | | |
| 0 | | | |

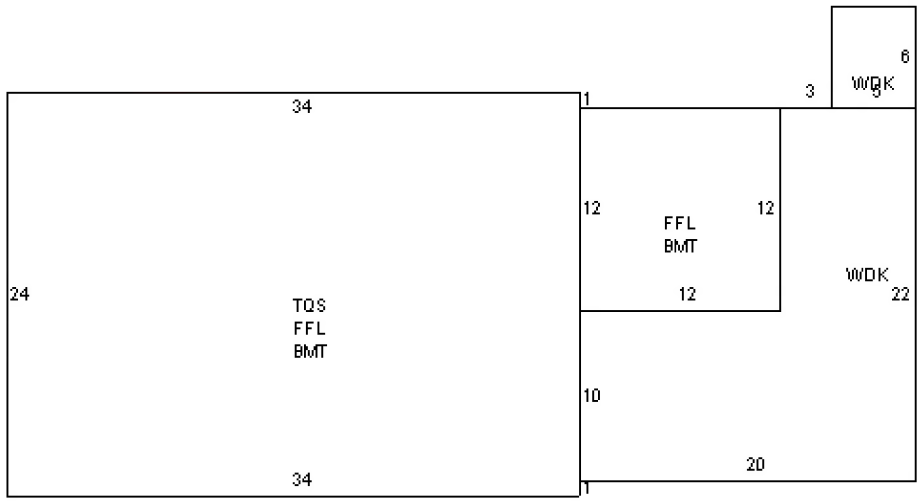
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 152.21 |
| Special Features: | 0 | Val/Su Net: | 124.35 |
| Final Total: | 355400 | Val/Su SzAd | 226.08 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 960 | 41.510 | 39,850 |
| FFL | First Floor | 960 | 138.370 | 132,835 |
| TQS | 3/4 Story | 612 | 138.370 | 84,682 |
| WDK | Deck | 326 | 9.070 | 2,956 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,858 | | | Total: | 260,323 |
| Size Ad | 1572 | Gross Are | 3062 | FinArea | 1572 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

145.0-0004-0020.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc